036.0	0001	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	550,300 / 550,300
					USE VALUE:	550,300 / 550,300
					ASSESSED:	550,300 / 550,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GORDON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNING LINDA A
Owner 2:	
Owner 3:	
Street 1:	10 GORDON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6050.000	165,300		385,000	550,300
Total Card	0.139	165,300		385,000	550,300
Total Parcel	0.139	165,300		385,000	550,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.76 | /Parcel: 352.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24850

GIS Ref

GIS Ref

Insp Date 11/01/18

!2931!

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	165,300	0	6,050.	385,000	550,300		Year end	12/23/2021
2021	101	FV	159,100	0	6,050.	385,000	544,100		Year End Roll	12/10/2020
2020	101	FV	159,100	0	6,050.	385,000	544,100	544,100	Year End Roll	12/18/2019
2019	101	FV	157,200	0	6,050.	348,900	506,100	506,100	Year End Roll	1/3/2019
2018	101	FV	157,200	0	6,050.	330,800	488,000	488,000	Year End Roll	12/20/2017
2017	101	FV	157,200	0	6,050.	288,700	445,900	445,900	Year End Roll	1/3/2017
2016	101	FV	157,200	0	6,050.	246,600	403,800	403,800	Year End	1/4/2016
2015	101	FV	156,300	0	6,050.	228,600	384,900	384,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:17:12

LAST REV

Date	Time
09/09/19	15:06:34
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCAS THOMAS/ET	26040-68		2/9/1996		157,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2018	1851	Re-Roof	6,529	C				
12/15/1995	703	Manual	2,000					REPLACE SILL DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
2/28/2000	Measured	197	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24850
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050		Sq. Ft.	Site		0	64.	0.99	3									384,962						385,000	

Total AC/HA: 0.13889 | Total SF/SM: 6050 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 384,962 | Spl Credit | Total: 385,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	133.623
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256708
Depreciation:	91388
Depreciated Total:	165320

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

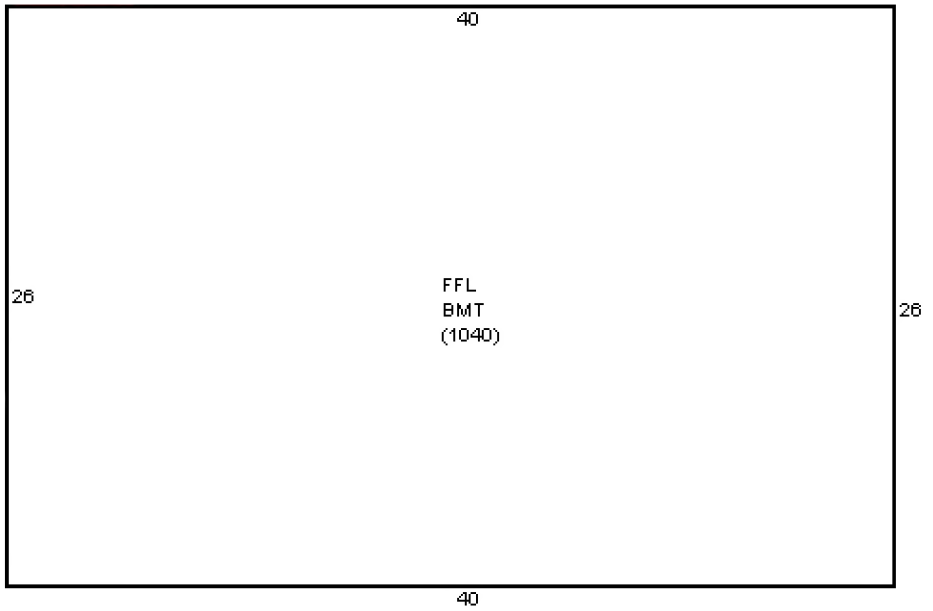
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.62
Special Features:	0	Val/Su Net:	79.47
Final Total:	165300	Val/Su SzAd	158.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	53.120	55,240
FFL	First Floor	1,040	133.620	138,968
Net Sketched Area:		2,080	Total:	194,208
Size Ad	1040	Gross Area	2080	FinArea 1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

036.0-0001-0010.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: